



Beautifully presented home, set over three floors

Spacious lounge with wood effect flooring

Three well presented double bedrooms

Low maintenance rear garden with tiered areas

Double driveway to the front providing

Ideal purchase for first time buyers, couples and families alike

Stylish kitchen with French doors to the rear garden

Fabulous first floor bathroom, plus second floor ensuite and WC

**Close to popular local schools, ideal for families
Walking distance to the town centre**

Located on a popular, quiet, residential street, this property is beautifully presented from top to bottom, lovingly maintained by the current owner and ready to move into. Whether you are a first time buyer, a couple or a growing family, this could be the ideal home for you. Local schools are within easy reach and Workington town centre with its wide range of amenities and shopping centre is just a few minutes away. The attractive property, set over three floors, has plenty of kerb appeal and boasts a double drive to the front, providing off-road parking for two cars. Stepping inside there is a vestibule that leads to a well presented lounge, from here the inner hall leads to the stylish kitchen, with French doors to the rear garden and a useful ground floor WC. To the first floor there are two double bedrooms and the beautiful bathroom with raised, freestanding bath. To the second floor, the spacious double bedroom has plenty of storage and provides access to contemporary ensuite shower room. Externally, to the rear of the property, there is a tiered garden which is laid to gravel. The garden is securely fenced around, making it secure for those with children or pets. Viewing is essential to see all this beautiful property offers, so call the office today to arrange an appointment.

ACCOMMODATION

Vestibule

Entered through a modern composite door the vestibule has wood effect flooring and leads through to the spacious lounge.

Lounge

Beautifully presented, the spacious lounge has a continuation of the wood effect flooring found in the vestibule. The lounge benefits from a large, built in storage cupboard and a uPVC double glazed window overlooking the front of the property, with a radiator below. Provides access into the inner hall.

Inner hall

With a continuation of the stylish wood effect flooring the inner hall provides access to the ground floor WC, the kitchen and there are open stairs to the first floor. Going up the stairs you will see, an open shelving area, which allows in natural light and creates an attractive feature to both the stairs and the kitchen.

Kitchen diner

The stylish kitchen diner has a range of white wall and base units, with contrasting marble effect work surfaces and metro tile splash backs. A black 1.5 composite sink and drainer unit with stainless steel and black mixer tap is set below a uPVC double glazed window which looks out over the rear garden. There is a built in stainless steel oven, with black glass hob and matching extractor above. There is space and plumbing to house a washing machine and space for a freestanding fridge freezer. To the dining area, there is a wall unit in keeping with the kitchen, with display shelf and space below to house a table and chair set. French doors lead out to the rear garden and flood the whole space with natural light. Here you will also find the built in open shelving connecting the kitchen to the hall, a radiator and tile effect flooring.

WC

The useful ground floor WC has a push button toilet and a pedestal sink, with a large, high gloss unit above, providing plenty of storage. There is wood effect flooring, part tiled walls and an extractor fan.



First floor landing

The landing benefits from a radiator and provides access to two double bedrooms, the family bathroom and there are stairs to the second floor.

Bedroom one

The first double bedroom is situated at the front of the property and benefits from two uPVC double glazed windows overlooking the front of the property. There is wood effect flooring, a radiator and plenty of space for a wardrobe.

Bedroom two

The second double bedroom has wood effect flooring, a radiator and a uPVC double glazed window which looks out over the rear garden.

Family bathroom

Conveniently located between the two bedrooms, the stylish family bathroom has beautiful tiled walls and contrasting tiled floor. There is a freestanding bath, sat on an elevated area with floor standing black tap with shower attachment. There is a pedestal sink and pushbutton toilet. The bathroom features a useful large, cabinet above the toilet providing ample storage, an extractor fan and a uPVC frosted glass window.

Second floor landing

Here you will find a useful storage cupboard and provides access to the third bedroom.

Bedroom three

The third bedroom would make a fabulous master bedroom. The current vendor has cleverly made use of the eaves and made built in bespoke cupboards proving additional storage. There is wood effect flooring, a radiator and a uPVC double glazed window. Provides access to the ensuite and the loft.

Ensuite

The good sized shower room has a walk in shower cubicle, with electric shower and tiled splash backs. There is a pedestal sink, with tiled splash back, a toilet, a radiator and a skylight window. The ensuite also benefits from tile effect flooring.



Externally

To the front, the property is set back from the road with an area of garden, ideal for pots and plants and double driveway to the side providing parking for two cars. To the rear there is a tiered garden, which is securely fenced around. As you step out of the French doors of the kitchen there is a pleasant patio area, ideal for sitting out and enjoying the sunshine. The lower tiers are laid with low maintenance gravel and the garden benefits from a useful storage shed. A flagstone path leads from the patio, down to the rear of the garden, where you will find gated access.

TENURE

We have been informed by the vendor that the property is freehold.

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EPC TBC

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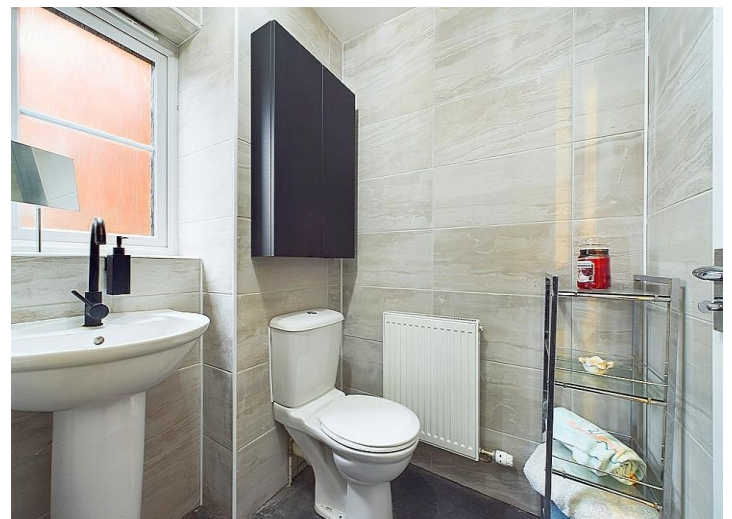


MORTGAGES

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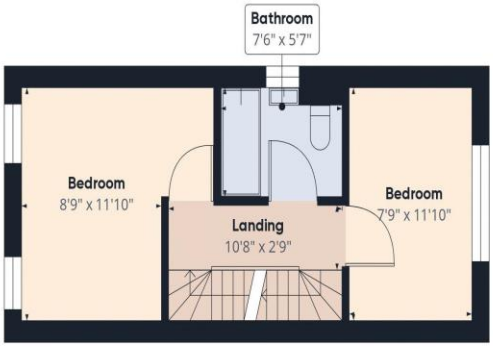


NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.







 <p>Ground Floor</p>	 <p>Floor 1</p>	
 <p>Floor 2</p>		<p>Approximate total area^m 840.77 ft²</p> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>